

NOW AVAILABLE

89 Acres Zoned Commercial and Industrial

**I-75 & Blanton Road
Exit 293
Dade City, Florida**



OFFERING MEMORANDUM



I-75 & Blanton Road

89 Acres Exit 293

Dade City, Florida

PROPERTY DESCRIPTION

Welcome to an exceptional opportunity to acquire 89 acres of strategically located land along the bustling Interstate 75 corridor. This expansive property offers a perfect blend of 29 acres zoned C-2 (Commercial) and 60 acres zoned I-1 (Light Industrial), catering to a wide range of development possibilities. Currently entitled for 500,000 sf Industrial and 140,000 sf of Commercial with few restrictions.

Key Features:

- **Location:** Situated directly along Interstate 75, providing unparalleled visibility and access for commercial and industrial ventures.
- **Zoning:** 29 acres zoned C2 (Commercial) for retail, service-oriented businesses, and mixed-use developments. 60 acres zoned I-1 (Light Industrial) suitable for manufacturing, warehousing, distribution centers, and industrial parks.
- **Transportation Access:** Proximity to Interstate 75 facilitates efficient transportation and logistics, enhancing connectivity to regional and national markets.
- **Investment Potential:** Ideal for investors, developers, and businesses seeking to capitalize on the area's economic growth and strategic location.
- **Frontage:** Over 6,500 linear feet of frontage on I-75 and 1,320 linear feet of frontage on Blanton Road.

Ideal Uses:

- Retail Centers
- Hotels and Hospitality
- Office Parks
- Light Manufacturing
- Distribution Warehouses
- Logistics Centers

Community: Located in a thriving economic region with a growing population base, ensuring a robust consumer market and ample workforce availability. Don't miss out on this rare opportunity to secure a significant parcel of land with versatile zoning options in a highly desirable location. Whether you are planning to establish a retail destination, industrial facility, or mixed-use development, this property offers the space and infrastructure to support your vision. Contact us today to schedule a tour and explore the potential of this prime Interstate 75 land opportunity.

Details:

Price: \$23,500,000

Land: 90 Acres

Access: Direct from Blanton Road

Traffic Count: 62,500 AADT Interstate 75

Frontage: 6,500' on I-75

1,320' on Blanton Road

Entitlement: 500,000 sf Industrial (I-1)

140,000 sf Commercial (C-2)

89 Acres FOR SALE
I-75 EXIT 293, Blanton Road
29 Acres Zoned C-2/ I-1
60 Acres Zoned I1 Industrial



7.8 Miles



NORTH

60 Acres
I-1

6,500 Feet

AAADT 62,500

29 Acres
C-2/ I-1

1,320 Feet

Additional
19 Acres
Available



AAADT 5,300

McCann Lane

Blanton Rd

5 Miles



7.2 Miles



89 Acres FOR SALE
I-75 EXIT 293, Blanton Road

29 Acres Zoned C-2/ I-1
60 Acres Zoned I1 Industrial



5 Miles

Additional
19 Acres
Available

Blanton Rd AADT 5,300

Exit 293

1,320 Feet

29 Acres
C-2/ I-1



AADT 62,500

60 Acres
I-1

6,500 Feet



7.8 Miles

Additional Imagery

Looking NE from SW Boundary



60 Acres
I-1

Additional
19 Acres
Available

Shared Access to Industrial

29 Acres
Zoned C-2/ I-1

INTERSTATE
75
AADT 62,500

1,320 Feet

Blanton Rd
AADT 5,300

Exit 293

Additional Imagery
Looking Northwest



Exit 293



AADT 62,500

60 Acres
I-1

6,500 Feet

29 Acres
C-2/ I-1

1,320 Feet

Blanton Rd

AADT 5,300

Additional
19 Acres
Available

McCann Lane



DEMOGRAPHIC SUMMARY

32305-32385 Blanton Rd 2

Drive time of 60 minutes

KEY FACTS

3,614,726

Population



1,470,466

Households

43.4

Median Age

\$54,298

Median Disposable Income

EDUCATION

8.6%

No High School Diploma



30.2%

High School Graduate



28.6%

Some College/
Associate's Degree



32.6%

Bachelor's/Grad/
Prof Degree

INCOME



\$63,636

Median Household Income



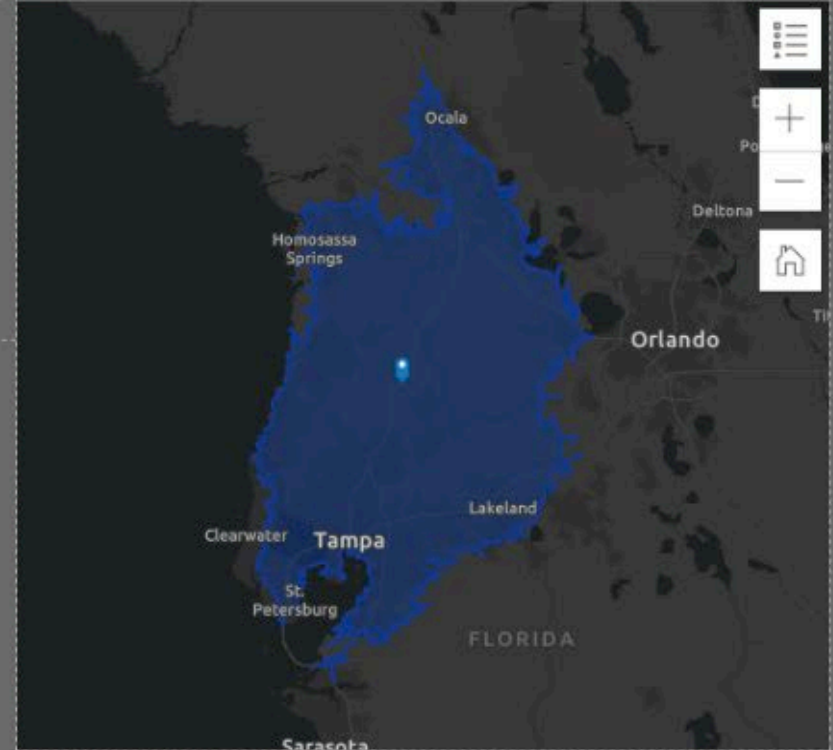
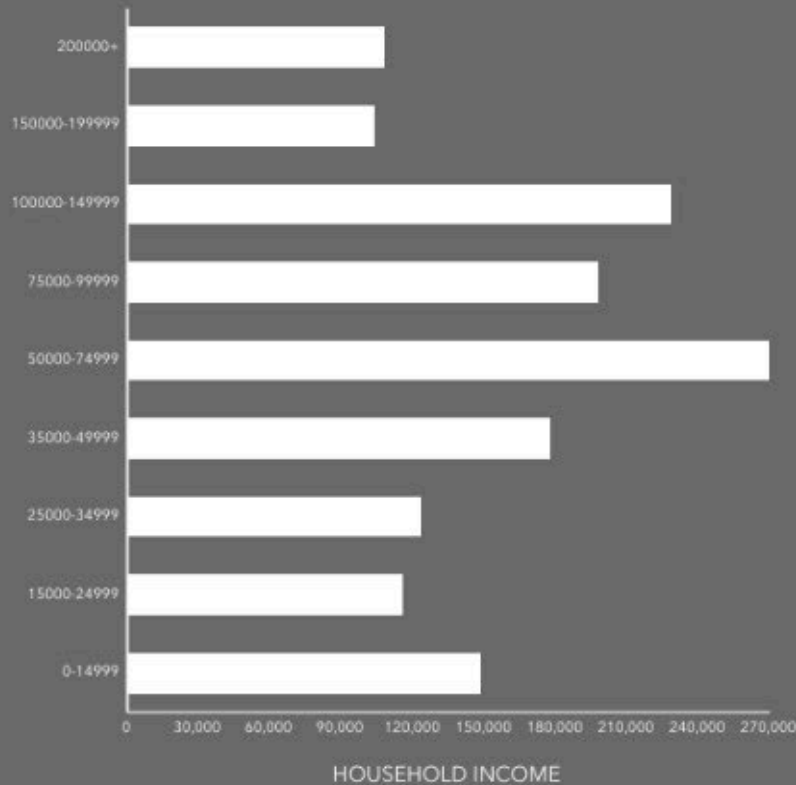
\$37,931

Per Capita Income



\$161,563

Median Net Worth



EMPLOYMENT

White Collar 66.4%

Blue Collar 19.9%

Services 16.7%

3.7%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

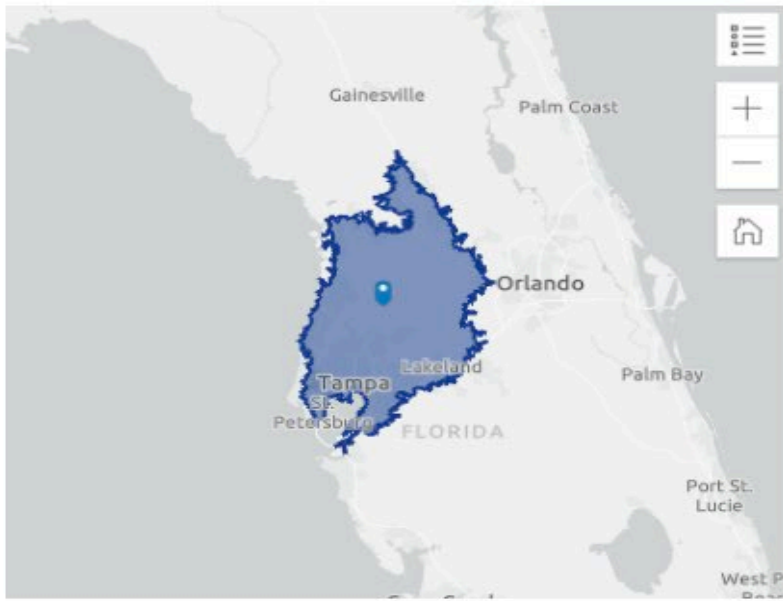
BINGHAM REALTY, INC. 813-788-2759

WILL BINGHAM, CCIM 813-713-3974

will@binghamrealtyinc.com

POPULATION TRENDS AND KEY INDICATORS

32305-32385 Blanton Rd 2
Drive time of 60 minutes

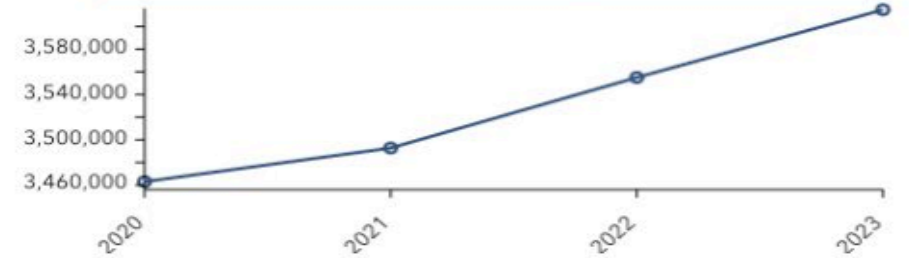


3,614,726	1,470,466	2.41	43.4	\$63,636	\$297,999	87	87	71
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

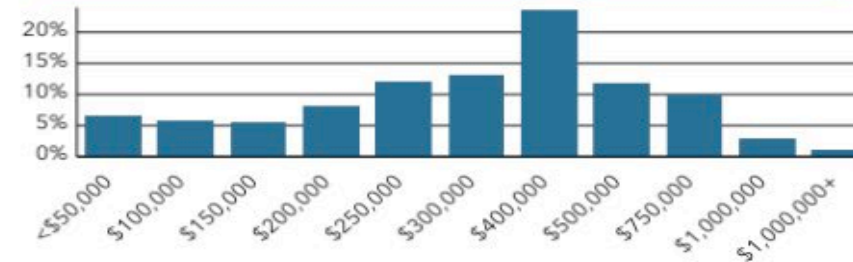
MORTGAGE INDICATORS



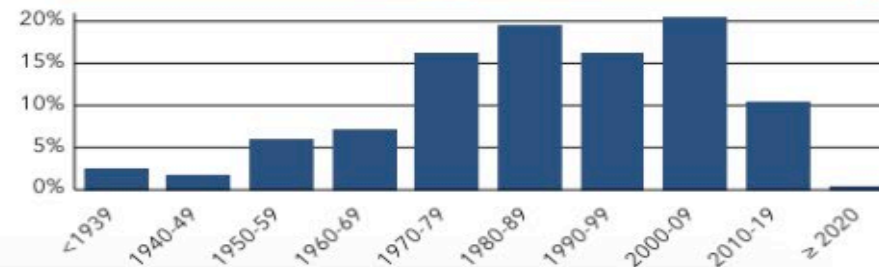
Historical Trends: Population



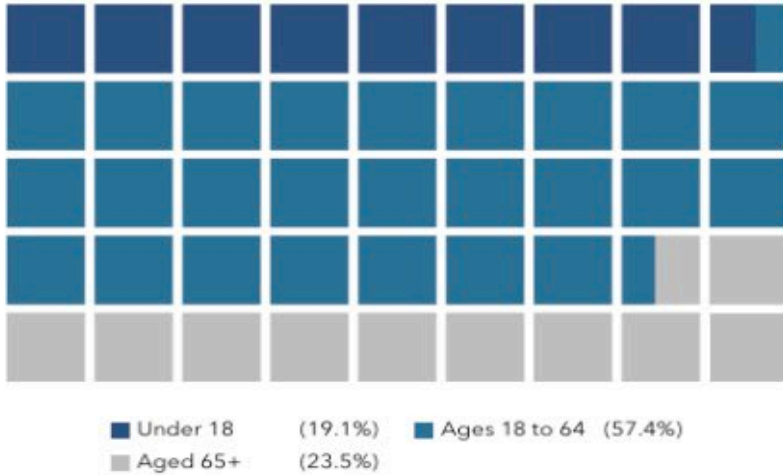
Home Value



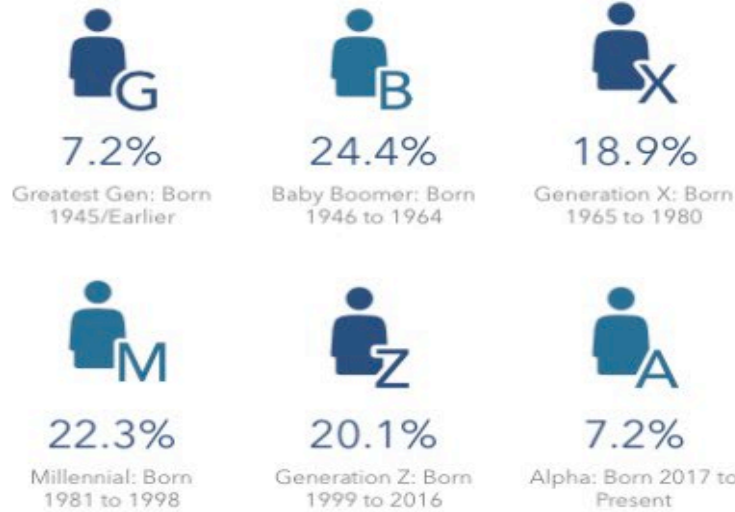
Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION



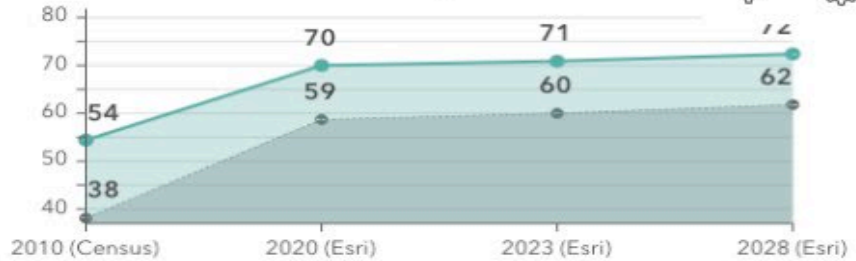
Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021). © 2024 Esri

Community Change Snapshot

32305-32385 Blanton Rd 2
Drive time of 60 minutes

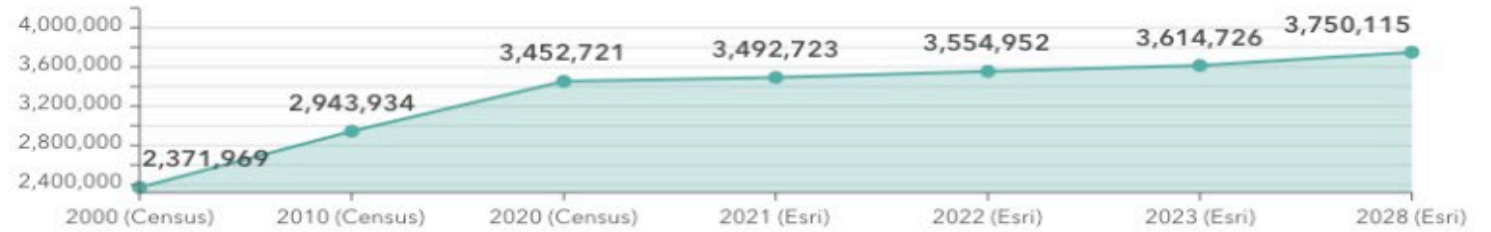


Diversity Index



Dots show comparison to **Pasco County**

Total Population



Owner vs Renter Occupied Units

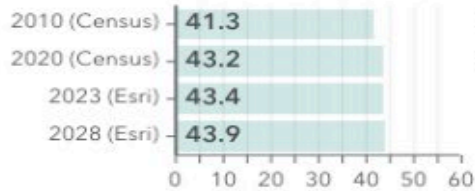


Median Home Value

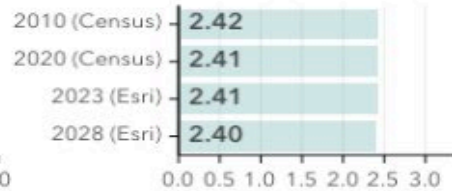


Bars show comparison to **Pasco County**

Median Age



Average Household Size



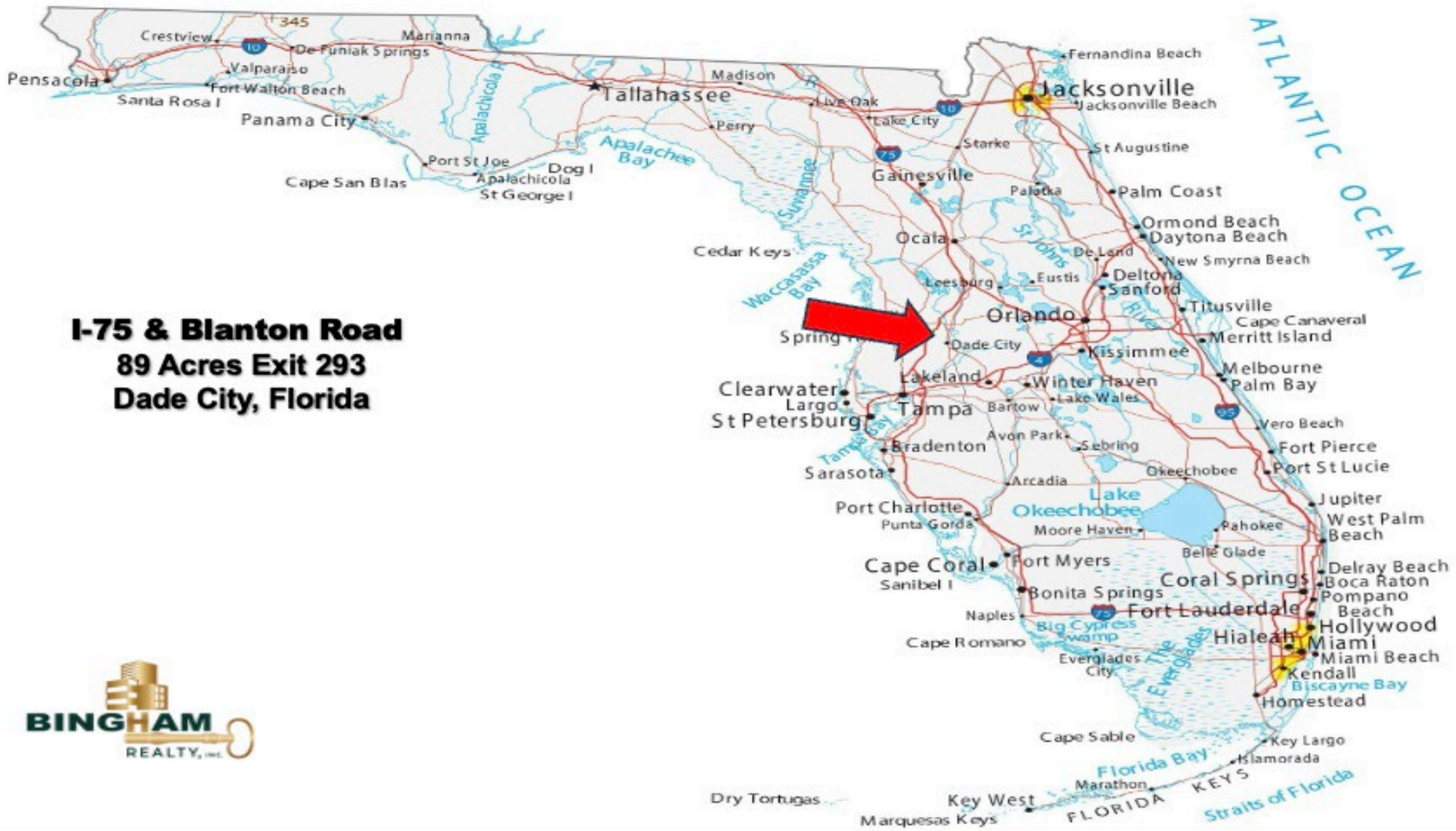
2000-2020 Compound Annual Growth Rate



Total Housing Units: Past, Present, Future



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020), Esri (2023, 2028), ACS (2017-2021). © 2024 Esri



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Meet Will Bingham, CCIM: Your Trusted Commercial Real Estate Expert



With an impressive legacy spanning two decades in the Commercial Real Estate industry, Will Bingham, CCIM stands as a distinguished professional known for his unparalleled expertise, unwavering integrity, and exceptional client dedication. As the President of Bingham Realty, Inc., a revered Florida Real Estate Corporation with a rich 50-year history of serving Pasco County, Will has solidified his reputation as a leading force in the field.

Professional Expertise: For the past 20 years, Will has honed his skills and expertise in Commercial Real Estate sales and management, specializing in NNN (Triple Net Lease) properties. His keen insight and deep understanding of the market have enabled him to guide clients through complex transactions, making him a go-to expert for investors and businesses alike.

Client-Centric Approach: At the heart of Will's success is his unwavering commitment to his clients. He prioritizes their best interests above all else, ensuring that each transaction is meticulously handled with professionalism, transparency, and utmost care. Will's reputation as an excellent negotiator stems from his dedication to securing the most advantageous deals for his clients, fostering long-lasting relationships built on trust and satisfaction.

Leadership and Vision: In his role as President of Bingham Realty, Inc., Will oversees a team of seasoned professionals, steering the company with visionary leadership and a commitment to excellence. Under his guidance, the firm has become a trusted partner in the development of new retail properties for renowned national tenants, including Dollar Tree, Dunkin Donuts, Family Dollar, Dominos, Subway, and many more. Will's ability to identify lucrative opportunities and execute successful ventures has positioned Bingham Realty, Inc. as an industry leader.

A Rich Career Journey: Will Bingham's journey in the real estate world commenced in 2002 when he served as a Commercial Property Manager. In this role, he managed over 1,000,000 square feet of retail space spread across nine distinct shopping centers in Florida. His impressive portfolio included renowned tenants such as Wal-Mart, Home Depot, Winn-Dixie, Publix, SweetBay, Beef O Brady's, Payless Shoes, Radio Shack, and Blockbuster, among others. This extensive experience equipped him with invaluable insights into property management and tenant relationships, further enhancing his prowess in the industry. With a remarkable blend of experience, expertise, and a client-centric approach, Will Bingham continues to shape the Commercial Real Estate landscape. His dedication to excellence, combined with his passion for fostering successful real estate ventures, makes him the ideal partner for all your commercial property needs. Whether you are a seasoned investor or a budding entrepreneur, Will is here to guide you toward unparalleled success in the dynamic world of Commercial Real Estate.